

Nicole Retana

From: Holly Phipps
Sent: Wednesday, July 27, 2016 4:34 PM
To: Nicole Retana
Subject: Fw: 500 West Ormonde

Regards,

Holly Phipps, MCRP
North County & Winery Planner

Department of Planning and Building

976 Osos Street, Room 300
San Luis Obispo, CA, 93408
805-781-1162
<http://www.sloplanning.org/>

From: John Ormonde <johnormonde24@gmail.com>
Sent: Wednesday, July 27, 2016 11:23 AM
To: Holly Phipps
Subject: Fwd: 500 West Ormonde

----- Forwarded message -----

From: John Ormonde <johnormonde24@gmail.com>
Date: Mon, Jul 25, 2016 at 9:12 PM
Subject: 500 West Ormonde
To: rob@glm1.net

My name is John Ormonde. As a lifelong resident of the Oak Park area and Ormonde road specifically, I am writing to express my support for the project of Rob and Laurie Gillespie located at 500 West Ormonde road. Having known and worked with Rob for a number of years and seen the property take shape, I am totally confident their commitment to operate their venue in a neighborly fashion with special emphasis on safety for canyon residents as well as guests.

Sincerely,
John Ormonde
325 East Ormonde Rd.
Arroyo Grande

Mr. & Mrs. Terry Hayes
347 Vetter Lane
Arroyo Grande, CA. 93420

July 25, 2016

Re: Gillespie Event Center

To the Parties of interest,

As friends of the Gillespie family of more than 25 years, we are excited about the development and opening of their event center on Ormonde Rd. in rural Arroyo Grande. We know the center will contribute to our local economy in a positive manner. In addition local non-profit organizations have, and will continue to benefit from this venue as well. The Gillespie's are a local family who live here and work here, and have a vested interest to maintain the values and quality of life we all cherish. The honesty, and responsible nature of this family is a virtue we can all appreciate. Rob has assured me, he will be vigilant about operation of the event center and strive to maintain our rural lifestyle. There has been considerable planning and forethought, as well as countless hours of labor and financial resources directed toward this project. We feel due diligence has been done and the venue is ready to be enjoyed by the public.

Respectfully,

Terry & Debbie Hayes

Nicole Retana

From: Holly Phipps
Sent: Wednesday, July 27, 2016 4:48 PM
To: Nicole Retana
Subject: Fw: Minor Use Permit Request: DRC2014-00027
Attachments: Letter Gillespie request.doc

Regards,

Holly Phipps, MCRP
North County & Winery Planner

Department of Planning and Building

976 Osos Street, Room 300
San Luis Obispo, CA, 93408
805-781-1162
<http://www.sloplanning.org/>

From: Rebecca Baer <rebeccabaer805@gmail.com>
Sent: Wednesday, July 27, 2016 9:45 AM
To: Holly Phipps
Subject: Minor Use Permit Request: DRC2014-00027

Please find attached my letter requesting that above permit not be granted as requested.
I also ask that I be informed via e-mail (address below) as to date and time of hearing.
Thank you.

Rebecca Baer
1568 Vista Grande Lane
Arroyo Grande, CA 93420

rebeccabaer805@gmail.com

County of San Luis Obispo
Planning and Building Dept
976 Osos St. Room 300
San Luis Obispo, CA93408

This letter is in reference to a Minor Use Permit request submitted by the Loriana Ranch event venue of Lori and Rob Gillespie, County File Number: DRC2014-00027. My husband and I reside at 1568 Vista Grande Lane, a small (one lane) country road which connects to Vetter Lane approximately one mile from the Gillespie property. Our only road for egress from our home is Old Oak Park.

There is absolutely no doubt that should the Gillespie request be honored for the full number of events stated, traffic on Old Oak Park Road will be excessively impacted. Let's do the math: 10 events with 400 guests, 20 events with 350 guests, 10 events with 260 guests. This equates to 4000, plus 7000, plus 2500 for a whopping total of over 17,500 guests over the 40 weekends per year and that's just the guests. These figures do not include caterers, servers, florists, parking attendants and the numerous set-up companies that are necessary to bring these large events to fruition. Numbers don't lie: this is no small matter! So, even if we give the benefit of doubt and say that these guests have some sense of economy and come two per car, that is still an astounding 8,750 extra cars in our neighborhood 40 weeks of the year!!

As you must already know, the access to Loriana Ranch venue is either from Old Oak Park Road or Price Canyon to Ormonde Rd. Taking the latter route necessitates driving slowly and stopping on the blind curve for one-way passage under the railroad trestle-- not the preferred road to take when one is unfamiliar with this countryside or has had an extra celebratory alcoholic drink to toast the wedding couple. Both choices of routes are narrow and curvy. Neighbors who often walk with or without their dogs must walk on the road, necessarily being cognizant of traffic since there is no shoulder on either Oak Park or Ormonde. The latter road does not even merit a line down its center. These two narrow routes are our only way out of the area in our daily lives, and even more importantly, in case fire or other major emergencies, may be a matter of life or death.

In the recent past months, all of us who live in this area became all too familiar with limited access in egressing or entering our property. Beginning July 2015 through March of 2016 as a new oil pipeline was being laid underground on Ormonde and Old Oak Park, we were forced to endure constant long delays, road closures and detours because of the extensive road destruction then reconstruction. Believe me, citizens of this neighborhood know the extreme inconveniences of being unable to access our property and/or encountering heavy traffic on these roads.

If the Gillespie business is granted permits for the excessive number of events requested, we will all face a permanent impact on our roads 40 weekends, nine months of the year. This is a rural residential area made up primarily of small farms and homes. Any permit given must take into consideration we, the citizens, who make homes for our families and animals in this area. The number of events and number of guests allowed must be greatly limited from what is being requested. We deserve to live our lives without the frequent inconvenience of excessive traffic and the peace of mind that in an emergency, exit is available. Please do not grant this excessive request!

Rebecca Baer
1568 Vista Grande Lane
Arroyo Grande, CA 93420

7-25-16

Dear County Board of Supervisers,

My name is Robert Burkard, I'm a property owner living at 1579 Vista Grande Lane, Arroyo Grande. I have lived in this neighborhood for the past 30 years. I am writing you with a sincere desire to support the opportunity of Lorianana, a venue up the road from us, to be allowed to operate and bless the lives of future patrons who would have the opportunity to walk the beautiful grounds and enjoy their special event in such a beautiful setting.

The Gillespies are a wonderful family. For years they have tended to properties in the area through their Landscape business & have truly made this county a more beautiful place, & have made hundreds of customers happy, not to mention what an incredible asset they have been to the community and local economy by caring for the environment, the wild life, & the people... again they are truly an asset to this county.

The Gillespies now have the chance to continue being great stewards of this beautiful land & community on their own property, & to pass the stewardship onto their sons, the next generation of their family, by building a treasure for this county to enjoy. Through careful and thoughtful consideration of the precious resource of the property at Lorianana, they desire to please would-be patrons while preserving the quality of the neighborhood. All they need is the opportunity to continue to work toward their family dreams.

I have never experienced traffic issues caused by Lorianana nor do I expect to. I do not feel that Lorianana will affect our neighborhood negatively in any way... In short, I pledge my full & complete support for Lorianana .

Sincerely,
Robert Burkard

July 25, 2016

San Luis Obispo County
Department of Planning and Building
976 Osos St, Room 200
San Luis Obispo, CA 93408

RE: Rob & Lori Gillespie
DRC2014-00027

Dear Hearing Officer Foster,

I am writing to you in support of the Gillespie's Minor Use Permit (DRC2014-00027) for temporary events on their property located at 490 W. Ormonde Road, San Luis Obispo, CA.

I believe the Gillespie's have done a nice job improving and beautifying the property, providing a quality rural environment for guests to have and enjoy their events. Moreover, I believe they have diligently attended to details such as traffic safety, fire safety, noise control and environmental impacts.

As a neighboring property owner, I have no concerns that the Gillespie's proposed use will interfere with my reasonable quiet enjoyment of my property. I would respectfully request that you grant the Gillespie's MUP.

Very truly yours,



Ronny G. Holland
2275 Carpenter Cyn Rd.
SLO, CA 93401

Nicole Retana

From: Holly Phipps
Sent: Wednesday, July 27, 2016 4:49 PM
To: Nicole Retana
Subject: Re: Concerning Lorian at 500 West Ormonde

Regards,

Holly Phipps, MCRP
North County & Winery Planner

Department of Planning and Building

976 Osos Street, Room 300
San Luis Obispo, CA, 93408
805-781-1162
<http://www.sloplanning.org/>

From: Macy Smith <macysmith@gmail.com>
Sent: Monday, July 25, 2016 7:32 PM
To: Holly Phipps
Subject: Concerning Lorian at 500 West Ormonde

07/19/2016

To Whom It May Concern,

My name is Macy Smith and I live at 1215 Via Privado in Arroyo Grande, off of Old Oak Park. I am writing this letter in response to recent complaints regarding the venue, Lorian (located at 500 West Ormonde Road), and increased traffic in the surrounding area.

First I should state I have lived at the above address since 2009, I love my community and I am very proud to live in this precious area. In the weddings and fundraisers Lorian has held in past I have noticed no increase in traffic or danger on the road leading to my home. Also there have been no noise disturbances or safety issues to date.

I am aware Lorian is a locally owned and operated business and for that I am grateful. Our local economy is heavily dependent on the wine and event industry. Lorian is helping to contribute much needed employment for those that reside in this area. I strongly support any local business that is conscientious in the work they do and I feel the people of Lorian are prime examples of this.

We need to support local mindful businesses, Lorian has been a respectful addition to my community and I see no problem in their continued presence in my neighborhood.

Respectfully,

Macy Smith

Nicole Retana

From: Holly Phipps
Sent: Wednesday, July 27, 2016 4:50 PM
To: Nicole Retana
Subject: Fw: Lorian Property

Regards,

Holly Phipps, MCRP
North County & Winery Planner

Department of Planning and Building

976 Osos Street, Room 300
San Luis Obispo, CA, 93408
805-781-1162
<http://www.sloplanning.org/>

From: Jamie Kirk <Jamie@kirk-consulting.net>
Sent: Monday, July 25, 2016 3:15 PM
To: Holly Phipps
Subject: FW: Lorian Property

Jamie Kirk

President
KIRK CONSULTING | 8830 MORRO RD | Atascadero, CA 93422 | 805.461.5765

From: Lori Gillespie [mailto:loooorg@yahoo.com]
Sent: Monday, July 25, 2016 2:58 PM
To: Jamie Kirk
Subject: Fwd: Lorian Property

Begin forwarded message:

From: Deb Morrison <deb@andersonburton.com>
Date: July 25, 2016 at 2:33:55 PM PDT

To: "hphipps@co.slo.ca.us" <hphipps@co.slo.ca.us>

Cc: "Loooorg@yahoo.com" <Loooorg@yahoo.com>

Subject: Loriana Property

To Whom It May Concern:

I am a resident who lives on Old Oak Park Road and have lived at that location for 16 years...I am writing this email on behalf of the Loriana Property located at 500 West Ormonde Road, Arroyo Grande, California. I have **not** notice any change in the traffic activity on Old Oak Park Road with regard to the addition of the Loriana Property. If you need further information, please don't hesitate to contact me.

Deb Morrison

Anderson Burton

Office: 805-481-5096

Fax: 805-473-8890

Mr. & Mrs. Terry Hayes
347 Vetter Lane
Arroyo Grande, CA. 93420

July 25, 2016

Re: Gillespie Event Center

To the Parties of interest,

Our family residence is on the corner of Old Oak Park Rd. and Vetter Lane, and as friends of the Gillespie family for more than 25 years, we are excited about the development and opening of their event center on Ormonde Rd. in rural Arroyo Grande. We know the center will contribute to our local economy in a positive manner. In addition local non-profit organizations have, and will continue to benefit from this venue as well. The Gillespie's are a local family who live here and work here, and have a vested interest to maintain the values and quality of life we all cherish. The honesty, and responsible nature of this family is a virtue we can all appreciate. Rob has assured me, he will be vigilant about operation of the event center and strive to maintain our rural lifestyle. There has been considerable planning and forethought, as well as countless hours of labor and financial resources directed toward this project. We feel due diligence has been done and the venue is ready to be enjoyed by the public.

Respectfully,

Terry & Debbie Hayes

Nicole Retana

From: Holly Phipps
Sent: Wednesday, July 27, 2016 4:53 PM
To: Nicole Retana
Subject: Fw: Concerns regarding Lorian at 500 W. Ormonde Rd

Regards,

Holly Phipps, MCRP
North County & Winery Planner

Department of Planning and Building

976 Osos Street, Room 300
San Luis Obispo, CA, 93408
805-781-1162
<http://www.sloplanning.org/>

From: Macy Smith <macysmith143@gmail.com>
Sent: Tuesday, July 19, 2016 8:49 PM
To: Holly Phipps
Subject: Concerns regarding Lorian at 500 W. Ormonde Rd

07/19/2016

To Whom It May Concern,

My name is Macy Smith and I live at 1215 Via Privado in Arroyo Grande, off of Old Oak Park. I am writing this letter in response to recent complaints regarding the venue, Lorian (located at 500 West Ormonde Road), and increased traffic in the surrounding area.

First I should state I have lived at the above address since 2009, I love my community and I am very proud to live in this precious area. In the weddings and fundraisers Lorian has held in past I have noticed no increase in traffic or danger on the road leading to my home. Also there have been no noise disturbances or safety issues to date.

I am aware Lorian is a locally owned and operated business and for that I am grateful. Our local economy is heavily dependent on the wine and event industry. Lorian is helping to contribute much needed

employment for those that reside in this area. I strongly support any local business that is conscientious in the work they do and I feel the people of Loriana are prime examples of this.

We need to support local mindful businesses, Loriana has been a respectful addition to my community and I see no problem in their continued presence in my neighborhood.

Respectfully,

Macy Smith

Nicole Retana

From: Holly Phipps
Sent: Wednesday, July 27, 2016 4:56 PM
To: Nicole Retana
Subject: Fw: Please Include this Attachment Regarding DRC2014-00027 Price Canyon Accident

Regards,

Holly Phipps, MCRP
North County & Winery Planner

Department of Planning and Building

976 Osos Street, Room 300
San Luis Obispo, CA, 93408
805-781-1162
<http://www.sloplanning.org/>

From: Emmylou Skelly <emmyskelly@gmail.com>
Sent: Monday, July 18, 2016 8:29 AM
To: Holly Phipps
Subject: Please Include this Attachment Regarding DRC2014-00027 Price Canyon Accident

Price Canyon Road reopens after car crash

By Danielle Ames
dames@thetribunenews.com

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Price Canyon Road has been reopened after a portion of the road was temporarily shut down Sunday evening because of a car crash, according to a [California Highway Patrol](#) dispatcher. The crash, which was reportedly a three-car collision, occurred about 3:57 p.m. Sunday. The accident resulted in major injuries, according to the [CHP Traffic Incident Information Page](#).

[Pismo Beach police](#) closed Price Canyon Road at the Pismo Beach city limits about 4:10 p.m., according to CHP dispatcher Rick Olson. He didn't have information regarding where the other side of the closure was. The road reopened at about 4:48 p.m; it was closed to clear the scene of the crash.

The CHP Traffic Incident Information Page listed the accident location as 1504 Price Canyon Road, west of Ormonde Road.

Read more here: <http://www.sanluisobispo.com/news/local/article90203587.html#storylink=cpy>

Nicole Retana

From: Holly Phipps
Sent: Wednesday, July 27, 2016 4:57 PM
To: Nicole Retana
Subject: Fw: Minor Use Permit 490 West Ormonde Road
Attachments: Ormonde letter SLO.pdf

Regards,

Holly Phipps, MCRP
North County & Winery Planner

Department of Planning and Building

976 Osos Street, Room 300
San Luis Obispo, CA, 93408
805-781-1162
<http://www.sloplanning.org/>

From: Greg Gazin <ggazin52@gmail.com>
Sent: Monday, July 18, 2016 9:20 AM
To: Holly Phipps
Cc: Karen Nall
Subject: Minor Use Permit 490 West Ormonde Road

Ms. Phipps,
I have written you the attached letter regarding the MUP for 490 W. Ormonde. Please let me know when there will be a public hearing on this matter. I am concerned about the impact and I live in the area.

Thank you,
Greg Gazin

Greg Gazin
Diane Mead
ggazin52@gmail.com

162 Moore Lane
Arroyo Grande CA 93420

7-15-2016

Holly Phipps
San Luis Obispo County Dept. of Planning & Building
County Government Center
San Luis Obispo CA 93408

Dear Ms. Phipps,

Our neighbors have called our attention to a proposed Minor Use Permit request which is apparently under your administration. I am referring to DRC2014-00027, regarding the property at 490 West Ormonde Road. It is our understanding that the permit process has been in the works for some time and that it is coming up for final approval.

We are fairly new homeowners in the area (2013) and we are concerned that there does not seem to have been any public hearing on the proposed permit or the activities which it will allow. My spouse and I would like to call your attention to the fact that we are neighbors who will be impacted, and we would like the opportunity to voice our concerns about these impacts. You seem the logical person with whom we should start.

The biggest objection we have is traffic. There are no roads to support the proposed 400 guest events. There is really only access via Noyes to E. Ormonde Rd. or Old Oak Park to W. Ormonde Rd. Both of these options funnel into W. Ormonde Rd. and the egress is going to be those same roads. The far end of West Ormonde is blocked at a one way tunnel under the railroad line next to Price Canyon. This will result in very poor flow at event starts and conclusions. Fire equipment will have only one access route as will everyone else. Car pools are not going to suppress this difficulty. I would also ask you to consider, did car pools work at Woodstock?

Part of the traffic objection stems from the increase in traffic along Old Oak Park Road, which is our access to our home on Moore Lane. The County recently allowed the installation of an oil pipeline down the length of Old Oak Park by the folks at Freeport McMorRan. The additional traffic threatens this with increased vibration which may weaken the pipeline over time and thus threaten our water supply, and that of our neighbors.

These are just a few examples of very real concerns expressed by homeowners in the area. My wife and I are very interested in an opportunity to bring these objections to the attention of the planning commission. Can you help us get that chance?

Thank you,

Sincerely,

Greg Gazin